



20130312000103290 1/5 \$183.50
Shelby Cnty Judge of Probate, AL
03/12/2013 03:15:37 PM FILED/CERT

Commitment Number: 3082027

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Mortgage Amount 151,709.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-1-02-0-012-015-00

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$159,100.00 (One Hundred and Fifty-Nine Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of special warranty to Daniel Smith, unmarried, hereinafter grantee, whose tax mailing address is 1146 INVERNESS COVE WAY, BIRMINGHAM, AL 35242, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows: Lot 55A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2 - Resurvey Number 1, as recorded in Map Book 36, Page 110 A and B, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Aaron Nelson, Auctioneer to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB, as described in Doc No. 20121030000417540, Dated 10/25/2012, Recorded 10/30/2012 in SHELBY County Records.

Property Address is: 1146 INVERNESS COVE WAY, BIRMINGHAM, AL 35242.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20121030000417540** *Rec. 10-30-12*



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Executed by the undersigned on JAN 2, 2013, ~~XXXX~~

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Servicer and Attorney in Fact

By: 

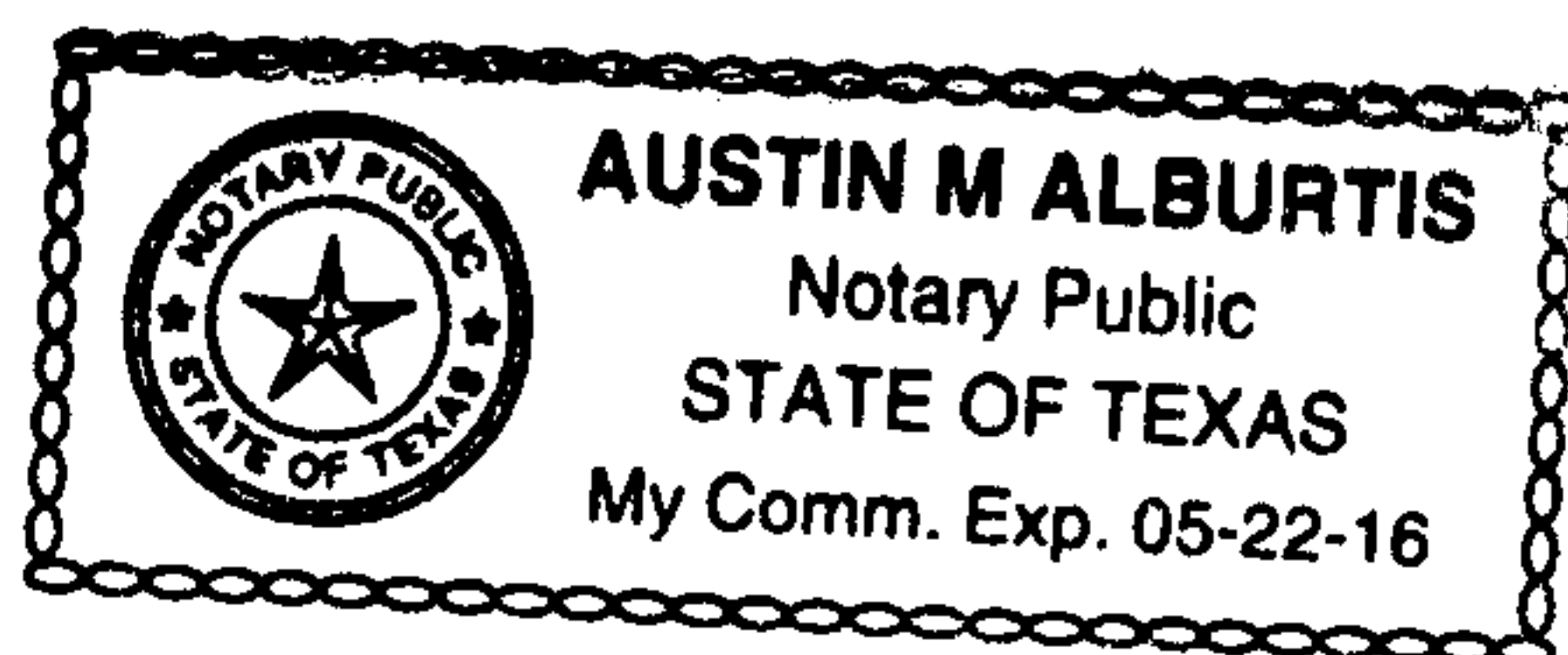
Name: HAYLEY MCKEEFER

Its: AVP.

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that HAYLEY MCKEEFER its AVP., on behalf of the Grantor **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-32CB, Mortgage Pass-Through Certificates, Series 2006-32CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, ~~he~~/she, executed the same in ~~his~~/her capacity as AVP. and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.


Given under my hand an official seal this 2ND day of JAN 2013, ~~XXXX~~




Notary Public
AUSTIN M ALBURTIS

My Comm Exp. 5-22-16

Mail Tax Statements to
1146 Inverness Cove Way
Birmingham AL 35242


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Bank of New York Mellon fka
The Bank of New York, as Trustee
for the Certificateholders CWALT,
Inc., Alternative Loan Trust 2006-
32CB, Mortgage Pass-Through
Certificates, Series 2006-32CB
Mailing Address 2375 N. Glenville Drive (Mail
Code: TX 983-01-01), Richardson,
TX 75082

Grantee's Name Daniel Smith

Mailing Address 1146 INVERNESS COVE
WAY, BIRMINGHAM, AL
35242

Property Address 1146 INVERNESS COVE WAY
BIRMINGHAM, AL 35242

Date of Sale
Total Purchase Price \$159,100.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement

Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if a

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-14-13

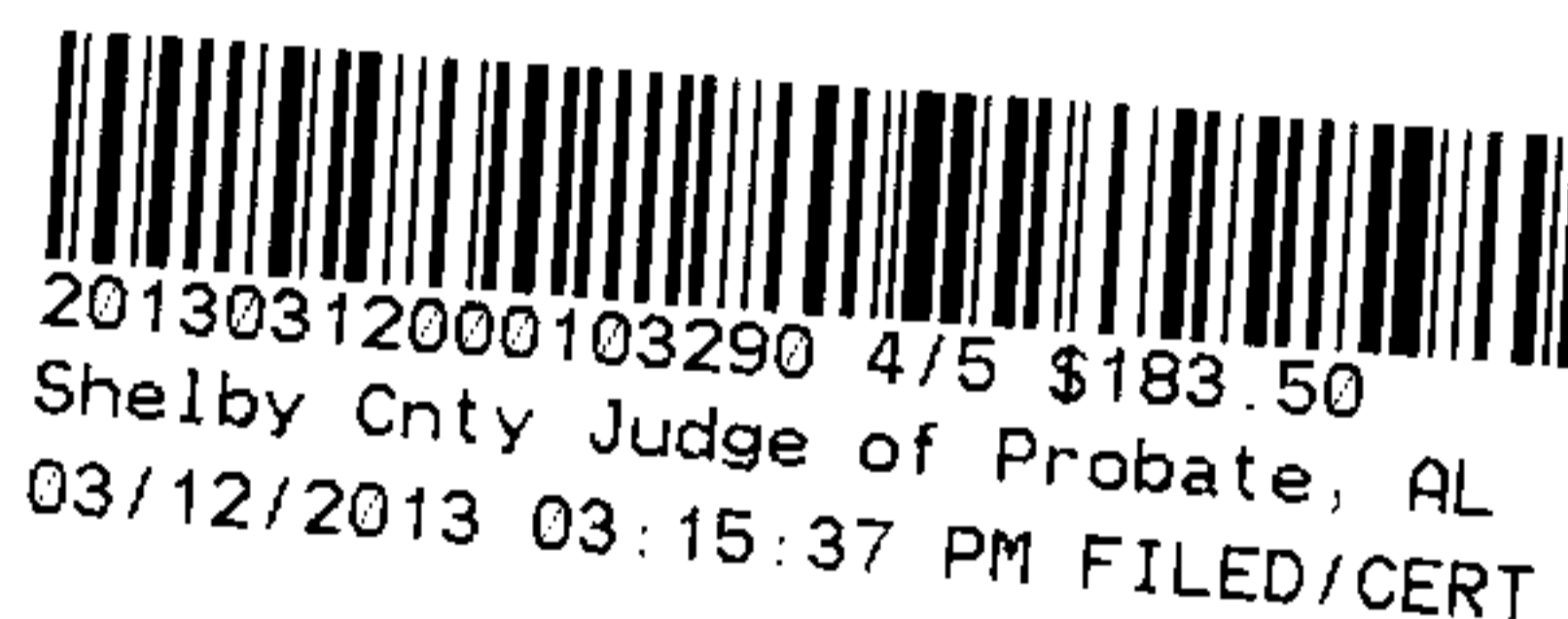
Print Geoffrey F. Giancola, ServiceLink

Unattested

Labonne Kus

Sign

Geoffrey F. Giancola
Agent



(verified by)

(Grantor/Grantee/Owner/Agent) circle one
Form RT-1



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Shelby County, AL 03/12/2013
State of Alabama
Deed Tax: \$159.50